

In re:  
Leroy C. Johnson  
Debtor

Case No. 20-10719-amc  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0313-2  
Date Rcvd: Aug 30, 2021

User: admin  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 6

The following symbols are used throughout this certificate:

Symbol	Definition
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+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
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Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 01, 2021:

Recip ID	Recipient Name and Address
db	+ Leroy C. Johnson, 414 E. Sanger Street, Philadelphia, PA 19120-1612
cr	+ Wilmington Savings Fund Society, FSB, as trustee o, c/o McCalla Raymer Leibert Pierce, LLC, Bankruptcy Department, 1544 Old Alabama Road, Roswell, GA 30076-2102

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: megan.harper@phila.gov	Aug 30 2021 23:13:00	City of Philadelphia, City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor, Philadelphia, PA 19102-1595
smg	Email/Text: RVSVCBICNOTICE1@state.pa.us	Aug 30 2021 23:13:00	Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946, Harrisburg, PA 17128-0946
smg	+ Email/Text: usapae.bankruptcynotices@usdoj.gov	Aug 30 2021 23:13:00	U.S. Attorney Office, c/o Virginia Powel, Esq., Room 1250, 615 Chestnut Street, Philadelphia, PA 19106-4404
cr	Email/Text: megan.harper@phila.gov	Aug 30 2021 23:13:00	CITY OF PHILADELPHIA, Tax & Revenue Unit, 1401 JOHN F. KENNEDY BLVD., 5TH FLOOR, Major Tax Litigation Division, Philadelphia, PA 19102-1595

TOTAL: 4

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 01, 2021

Signature: /s/Joseph Speetjens

District/off: 0313-2

User: admin

Page 2 of 2

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 30, 2021 at the address(es) listed below:

Name	Email Address
ANN E. SWARTZ	on behalf of Trustee SCOTT F. WATERMAN (Chapter 13) <a href="mailto:ecfmail@readingch13.com">ecfmail@readingch13.com</a> <a href="mailto:ecfmail@ecf.courtdrive.com">ecfmail@ecf.courtdrive.com</a>
MARIO J. HANYON	on behalf of Creditor WILMINGTON SAVINGS FUND SOCIETY FSB, ET.AL. <a href="mailto:wbecf@brockandscott.com">wbecf@brockandscott.com</a> , <a href="mailto:mario.hanyon@brockandscott.com">mario.hanyon@brockandscott.com</a>
PAMELA ELCHERT THURMOND	on behalf of Creditor CITY OF PHILADELPHIA <a href="mailto:pamela.thurmond@phila.gov">pamela.thurmond@phila.gov</a> <a href="mailto:karena.blaylock@phila.gov">karena.blaylock@phila.gov</a>
REBECCA ANN SOLARZ	on behalf of Creditor Wilmington Savings Fund Society FSB, as Trustee of Stanwich Mortgage Loan Trust <a href="mailto:bkgroup@kmlawgroup.com">bkgroup@kmlawgroup.com</a>
REBECCA ANN SOLARZ	on behalf of Creditor WILMINGTON SAVINGS FUND SOCIETY FSB, ET.AL. <a href="mailto:bkgroup@kmlawgroup.com">bkgroup@kmlawgroup.com</a>
SCOTT F. WATERMAN (Chapter 13)	<a href="mailto:ECFMail@ReadingCh13.com">ECFMail@ReadingCh13.com</a>
THOMAS SONG	on behalf of Creditor Jpmorgan Chase Bank National Association <a href="mailto:tomysong0@gmail.com">tomysong0@gmail.com</a>
THOMAS SONG	on behalf of Creditor WILMINGTON SAVINGS FUND SOCIETY FSB, ET.AL. <a href="mailto:tomysong0@gmail.com">tomysong0@gmail.com</a>
United States Trustee	<a href="mailto:USTPRegion03.PH.ECF@usdoj.gov">USTPRegion03.PH.ECF@usdoj.gov</a>
ZACHARY PERLICK	on behalf of Debtor Leroy C. Johnson <a href="mailto:Perlick@verizon.net">Perlick@verizon.net</a> <a href="mailto:pireland1@verizon.net">pireland1@verizon.net</a>
TOTAL: 10	

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Leroy C. Johnson

Debtor(s)

Wilmington Savings Fund Society, FSB, as  
Trustee of Stanwich Mortgage Loan Trust

Movant

vs.

Leroy C. Johnson

Debtor(s)

and Scott F. Waterman

Trustee

Chapter 13

NO. 20-10719 AMC

**ORDER**

AND NOW, this            day of           , 2021 upon the filing of a Certification of Default by the  
Movant in accordance with the Stipulation of the parties approved on December 8, 2020, it is ORDERED AND  
DECREED that:

The Automatic Stay of all proceedings, as provided under 11 U.S.C. Sections 362 and 1301 of the  
Bankruptcy Reform Act of 1978 (The Code) 11 U.S.C. 11 U.S.C. Sections 362 and 1301 (if applicable), is  
modified to allow Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust and its  
successor in title to proceed with the execution process through, among other remedies but not limited to Sheriff's  
Sale regarding the premises 414 East Sanger Street Philadelphia, PA 19120.

The stay provided by Bankruptcy Rule 4001(a)(3) has been waived.



**Date: August 30, 2021**

United States Bankruptcy Judge.